

STATE PUBLIC WORKS BOARD

915 L Street, Ninth Floor
Sacramento, CA 95814-3701
(916) 445-9694

STATE PUBLIC WORKS BOARD

February 18, 2000

MINUTES**PRESENT:**

Ms. Annette Porini, Chief Deputy Director, Department of Finance
Ms. Karen McGagin, Deputy Director, Department of General Services
Mr. Tony Harris, Chief Deputy Director, Department of Transportation

ATTENDANCE NOT REQUIRED, NO BOND ITEMS:

State Treasurer's Office
State Controller's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member, Darrell Steinberg
Assembly Member Kevin Shelley
Assembly Member Sally Havice
Senator Richard G. Polanco
Senator
Senator

STAFF PRESENT:

James E. Tilton, Administrative Secretary, State Public Works Board
Sue Bost, Assistant Administrative Secretary, State Public Works Board
Steve Lehman, Assistant Administrative Secretary, State Public Works Board
Deborah Cregger, Legal Counsel, State Public Works Board
Peggy Palmertree, Executive Secretary, State Public Works Board

OTHERS PRESENT:

Sean Freitas, Department of General Services, RESD, PMB
Burton Shanoff, Department of General Services, RESD, PMB
Rudy Oineza, Department of Boating and Waterways
Cheri Johnson, Department of General Services, RESD, PSB
Cheryl Allen, Department of General Services, RESD, SOLD
Darla Farrell, Resident, Community

OTHERS PRESENT (continued):

Joseph Farrell, Community, Resident
Don Grandphl, Community, Resident
Sheila Gramow, Department of General Services, RESD, SOLD
Rose Gladden, Department of General Services, RESD, SOLD
Diane Mariana, CT/Facilities
Alice Stebbins, CT/Facilites
Robert Benton, Department of General Services, RESD, PSB
Jim Rogers, Department of Developmental Services
Bob Atteberry, California Youth Authority
Jack Rubens, Sheppard, Mullin
Rich Lang, Department of General Services, RESD, PMB
Bob Huff, City of Diamond Bar
Julie Murry, City of Diamond Bar
Dan Marostica, City of Walnut
Bert Ashley, City of Walnut
Tony Ramos, City of Walnut
Sue Sesle, City of Diamond Bar
Shelley Whitaker, Department of General Services, RESD, PMB
Leigh Gehrig, Department of General Services, RESD, PMB

CALL TO ORDER AND ROLL CALL:

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Tilton reported staff had reviewed the minutes from the January 14, 2000 meeting, and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

Hearing no objections, the minutes of January 14, 2000, were unanimously approved.

BOND ISSUES:

Mr. Tilton reported that the one bond item was being held-over.

CONSENT CALENDAR:

Mr. Tilton noted that the consent calendar included Items #2 through #19.

Mr. Tilton indicated that the consent calendar proposed twelve requests to approve preliminary plans, two requests to approve an augmentation, three requests to recognize scope changes, three requests to approve a resolution authorizing site selection and acquisition, and one request to approve recognize a projectwide budget.

Mr. Tilton reported that there were five 20-day letters in the Members' packages. Item #3, Department of Justice, for Santa Barbara for a Replacement Laboratory, a 20-day augmentation letter was sent to the Legislature on January 28, 2000. Item #7, Department of Transportation, for the San Diego Office, to replace the San Diego Headquarters, a 20-day scope and augmentation letter was sent to the Legislature on January 25, 2000. Item #17, California Community Colleges, Santa Clarita Community College District, College of the Canyons, Performing Arts Center, a 20-day scope change letter was sent to the Legislature January 21, 2000. #19 California Community Colleges, Ventura County Community College District, Moorpark College, for the Math/Science, Secondary Effects, a 20-day scope change letter was sent to the Legislature on January 25, 2000. Item #20 that is an Action Item, for the Department of Developmental Services, Lanterman Developmental Center, for Security Improvements, and 20-day scope and augmentation letter was sent to the Legislature on January 25, 2000. There were no comments for any of the letters.

Mr. Tilton noted that staff recommends approval of the Consent Calendar, Items #2 through #19.

A motion was made by Mr. Harris, and Seconded by Ms. McGagin to adopt the Consent Calendar and to approve Agenda Items #2 through #19.

The consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Ms. Porini noted there was one action item and that is was being held-over.

OTHER BUSINESS:

Mr. Tilton noted there was no items other business.

REPORTABLES:

Mr. Tilton indicated there were sixteen reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is set for March 10, 2000 at 10:00 a.m., in Room 113

Having no further business, the meeting was adjourned at 10:10 a.m.

BOND ITEMS

BOND – ITEM 1

CALIFORNIA HIGHWAY PATROL (2720) SAN GORGONIO PASS AREA OFFICE, RIVERSIDE COUNTY

Authority: Chapter 50/99, Item 2720-301-0660(2)

a. Adopt a resolution to:

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Acquisition Agreement between the Department of General Services and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of General Services and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of General Services and the State Public Works Board.
- (5) Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project cost: \$3,617,000

HELD-OVER.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Department of the California Highway Patrol, San Geronio Pass Area Office

Action Requested

The requested action will adopt a resolution authorizing interim financing of \$3,617,000 to be repaid from the issuance of lease revenue bonds.

Scope Description

This project is within scope. This project provides for acquisition of fee simple interest in the California Highway Patrol San Geronio Pass Area Office through the exercise of a lease purchase option. The San Geronio Pass Area Office consists of approximately 20,410 total square feet including 16,335 net square feet of office space, and approximately 4,075 net square feet of added facilities, with 95 parking spaces situated on approximately 2.2 acres.

Funding and Project Cost Verification

This project is within cost. Chapter 50/99, Item 2720-301-0660 (2), provides \$3,617,000 for acquisition of fee simple interest and associated overhead for the California Highway Patrol San Geronio Pass Area Office, through the exercise of a lease purchase option. The facility has been in leasehold since March 1, 1995 with an expiration date of January 31, 2012. The San Geronio Pass Area Office can be acquired within the funds available and in accordance with Legislative intent.

\$3,617,000 total estimated project cost

CEQA

The Department certifies that CEQA requirements have been met. A Notice of Exemption was filed with the State Clearinghouse on January 7, 2000, and the waiting period expired on February 11, 2000.

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close before June 30, 2000.

Staff Recommendation: Approve resolution.

CONSENT ITEMS

CONSENT – ITEM 2

DEPARTMENT OF JUSTICE (0820)

HAWKINS DATA CENTER, SACRAMENTO COUNTY

Replace/Upgrade Computer Room Emergency Power Configuration

*Authority: Chapter 324/98, Item 0820-301-0001(5)
Chapter 50/99 Item 0820-492, reappropriation (5)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 2

Department of Justice, Hawkins Data Center, Replace/Upgrade Computer Room
Emergency Power Configuration

Action Requested

The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. This project upgrades the existing computer emergency power system including the installation of (three ea) 500 KVA/480V uninterruptible power supplies (UPS), (six ea.) 150 KVA 42 pole power distribution units, and (three ea.) sealed cell 12 minute battery backup systems. The existing battery room will have the wet-cell batteries removed and be used for the new combination battery/UPS units. The existing 1,500 kw generator will be connected to the new UPS units for emergency backup.

Funding and Project Cost Verification

This project is within cost.

\$1,642,000 total estimated project cost

\$62,000 project costs previously allocated: preliminary plans

\$1,580,000 project costs to be allocated: working drawings \$91,000; construction \$1,489,000 (\$1,295,000 contract, \$91,000 contingency, and \$103,000 A&E and other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 11, 2000, and the waiting period expired February 16, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2000
Complete construction:	May 2001

Other

- The previously approved scope change for this project requires that the existing 1,500 kw generator be repaired and fully operational. PWB staff has a written commitment from the Department of Justice to repair the generator.

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 3

DEPARTMENT OF JUSTICE (0820)

SANTA BARBARA REPLACEMENT LABORATORY, SANTA BARBARA COUNTY

Authority: Chapter 324/98, Item 0820-301-0001(1)

- | | |
|-------------------------------------|-----------------|
| a. Approve augmentation | \$45,000 |
| | (20%) |
| b. Approve preliminary plans | |

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 3

Department of Justice, Santa Barbara, Santa Barbara Replacement Laboratory

Action Requested

The requested action will provide an augmentation and approval of preliminary plans.

Scope Description

This project is within scope. This project constructs a 13,804 gsf forensic laboratory. The administrative area consists of office space for a staff of 8 including the following: reception area; records file room; copy and supplies room; employee room; conference room; library; showers and lockers; and separate rest rooms for both employees and visitors.

The laboratory area includes the following: evidence reception area; evidence viewing room; evidence vault w/ walk-in freezer, refrigerator, drying cabinets, drug storage vault, and lab storage; firearms exam area; firearms vault; test fire tank and firing range; general exam area; Serology prep; PCR amplification; trace evidence rooms (2 ea.) and trace microscopy area; instrument room; clean lab room; vehicle exam w/lift; dark room; blood alcohol/intox; and maintenance shop. Site work, parking, and utilities are included.

Funding and Cost Verification

This project is not within cost. During initial environmental surveys, unforeseen archeological issues were identified, resulting in the need to conduct further studies as required by the Californian Environmental Quality Act (CEQA). These studies included subsurface excavations, and revealed no archeological deposits.

\$6,053,000	total estimated project cost
\$688,000	project costs previously allocated: site acquisition \$460,000; preliminary plans \$228,000
\$5,320,000	project costs to be allocated: working drawings \$263,000; construction \$5,057,000
\$45,000	additional funding required

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 14, 2000, and the waiting period expired February 13, 2000. Environmental work was conducted related to the area and history of the Chumash Indians, and there were no findings.

Other

- The Santa Barbara Replacement Laboratory will be built on a site leased from the City of Santa Barbara. The ground lease between the Department of Justice (DOJ) and the City of Santa Barbara has not yet been finalized and therefore, working drawings should not be initiated until the lease is executed.
- The site is located in a flood zone, requiring the floor to be raised two feet above grade. While the DOJ has identified a potential \$57,000 cost increase related to raising the floor, PWB staff do not recommend recognizing this increase at this time. Rather, staff recommend directing DOJ to bring the project within cost during the working drawing phase.

Project Schedule

The project schedule is as follows:

Approve working drawings:	June 2000
Complete construction:	December 2001

Staff Recommendation: **Approve augmentation and preliminary plans. Do not release working drawing funds until lease issues have been resolved.**

CONSENT ITEMS

CONSENT – ITEM 4

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF THE CALIFORNIA HIGHWAY PATROL (2720)
SAN GORGONIO PASS AREA OFFICE, RIVERSIDE COUNTY**

Authority: Chapter 50/99, Item 2720-301-0660(2)

a. Approve a resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of General Services, Department of the California Highway Patrol,
San Gorgonio Pass Area Office, CHP 134, Parcel 9854

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition of fee simple interest in this parcel by the Department of General Services. Acquisition will be through exercise of a lease purchase option.

Scope Description

This project is within scope. The project provides for acquisition of fee simple interest in the California Highway Patrol San Gorgonio Area Office, through the exercise of a lease purchase option. The San Gorgonio Area Office consists of approximately 20,400 square feet of office and other improvements on approximately 2.2 acres.

Funding and Project Cost Verification

This project is within cost. Chapter 50/99, Item 2720-301-0660(2), provides \$3,617,000 for acquisition of fee simple interest and associated overhead for the California Highway Patrol San Gorgonio Area Office, through the exercise of a lease purchase option. The facility has been in leasehold since March 1, 1995, with an expiration date of January 31, 2012. The site and facility can be acquired within the funds available and in accordance with Legislature intent.

CEQA

The Department certifies that CEQA requirements have been met. A Notice of Exemption was filed with the State Clearinghouse on January 7, 2000, and the waiting period expired on February 11, 2000.

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close before June 30, 2000.

Other

- The proposed property meets the requirements of the Department of the California Highway Patrol.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- The Department of General Services and Department of the California Highway Patrol inspected the property and found no evidence of contamination from hazardous materials.
- The facility was a build-to-suit project for the California Highway Patrol, with the intent that the State acquire the building after July 1, 1998. Rent is \$58,100 a month until July 1, 2000, increasing to \$58,300 a month for the next twelve months, and increasing annually thereafter.

Staff Recommendation: **Approve a resolution authorizing site selection and acquisition.**

CONSENT ITEMS

CONSENT – ITEM 5

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BRIDGEVILLE FOREST FIRE STATION, HUMBOLDT COUNTY**

Authority: Chapter 324/98, Item 3540-301-0001(3)

a. Approve a resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of General Services, Department of Forestry and Fire Protection,
Bridgeville Forest Fire Station, CDF 161, Parcel 9840

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition of fee simple interest in this parcel by the Department of General Services.

Scope Description

This project is within scope. The project provides for acquisition of fee simple interest in approximately 5 acres to relocate the existing forest fire station facility. The area to be acquired is vacant and unimproved.

Funding and Project Cost Verification

This project is within cost. Chapter 324/98, Item 3540-301-0001 (3), provides \$149,000 for acquisition of fee simple interest and associated overhead for real property needed to complete the relocation of the Bridgeville Forest Fire Station. The replacement property can be acquired within the funds available and in accordance with Legislature intent.

CEQA

The Department certifies that CEQA requirements have been met. A Notice of Determination was filed with the State Clearinghouse on July 28, 1999, and the waiting period expired on August 27, 1999.

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close before March 31, 2000.

Other

- The proposed site meets the requirements of the Department of Forestry and Fire Protection.
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a Department of General Services appraisal dated March 9, 1999.
- There is no implied dedication involved with this project.
- The Department of General Services and Department of Forestry and Fire Protection inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: **Approve a resolution authorizing site selection and acquisition.**

CONSENT ITEMS

CONSENT – ITEM 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA INSTITUTION FOR MEN, CHINO
Heating, Ventilation, and Air Conditioning Energy Retrofit

Authority: Gov. Code Section 15814.15 & Energy and Water Service Contract No. 5310.01

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of General Services, Department of Corrections, California Institution for Men,
Chino, Heating, Ventilation, and Air Conditioning (HVAC) Energy Retrofit

Action Requested

The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The proposed project at the California Institution for Men (CIM) will modify the institution's mechanical equipment to make it more energy efficient. Item I: Minimum facility – additional controls/time clocks will be added to the existing window air conditioners at the administration building. Item II: Throughout the institution, an energy management system will be added to allow the facility to monitor and control the HVAC systems; controls, piping, equipment and electrical will be modified, replaced and added as required. Various HVAC motors will be retrofitted with variable frequency drives in order to conserve energy; occupancy sensors will be added to staff areas for lighting control. Item III: East facility - the existing steam line will be repaired; a steam and condensate meter will be installed; controls, piping, equipment, electrical, will be modified, replaced and added as required.

Funding and Project Cost Verification

This project is within cost.

\$1,701,000 total estimated project cost

\$121,000 project costs previously allocated: preliminary plans

\$1,580,000 project costs to be allocated: working drawings \$92,000; construction \$485,000 (\$1,260,000 contracts, \$88,000 contingency, \$19,000 A&E, \$121,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 13, 1999, and the waiting period expired on October 18, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings:	May 2000
Complete construction:	August 2001

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds.**

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF TRANSPORTATION (2660)

SAN DIEGO OFFICE BUILDING REPLACEMENT, SAN DIEGO COUNTY

Replace San Diego Headquarters Office Building

Authority: Chapter 50/99 Item 2660-311-0042(5)

a. Recognize scope change

b. Approve augmentation

\$333,000

19.9%

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department Of Transportation, Replace San Diego Headquarters Office Building

Action Requested

The requested action will recognize a scope change and approve an augmentation to the preliminary plans phase of this project.

Scope Description

This project is not within scope. The existing scope of this project constructs a 200,000 gsf building and a 634 space surface parking lot to accommodate 704 staff as a replacement facility. During the 1999/00 budget process, the Legislature took action to increase staffing by 252 positions. This staffing increase necessitates a significantly larger facility. The increased scope requires an augmentation to preliminary plans.

The revised scope description constructs a 301,000 gsf State Office Building of which 8,308 sf is warehouse, a 1,500 sf shop and surface parking for 815 to accommodate a staff level of 956 on existing State property. A 20-day scope change and augmentation letter was sent to the Legislature on January 25, 2000.

Funding and Project Cost Verification

This project is not within cost. Chapter 50/99 Item 2660-311-0042 (5) provides \$1,667,000 for preliminary plans. Based upon the new project scope, additional funding is required for preliminary plans.

\$70,739,000	total estimated project cost
\$30,000	project costs previously allocated: preliminary plans
\$45,154,000	project costs to be allocated: (latest legislatively recognized cost estimate) preliminary plans \$1,637,000; working drawings \$1,931,000 and construction \$41,586,000 (\$35,852,000 contract, \$1,793,000 contingency, \$1,405,000 A&E and \$2,536,000 other project costs)
\$333,000	augmentation: preliminary plans, pursuant to the January 25, 2000 scope change letter to the Legislature
\$25,222,000	cost increase resulting from scope change: working drawings \$1,043,000 and construction \$24,179,000 (\$21,951,000 contract, \$1,097,000 contingency, \$1,052,000 A & E and \$79,000 other project costs)

CEQA

CEQA documents are currently being developed. Since the project is still in the preliminary plan phase, final compliance is not yet required.

Project Schedule

The project schedule is as follows:

Approve working drawings:	March 2002
Complete construction:	January 2005

Staff Recommendation: Recognize scope change and approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 8

CALIFORNIA HIGHWAY PATROL (2720)
WILLOWS AREA OFFICE, COLUSA COUNTY
Building Alterations

Authority: Chapter 50/99, Item 2720-301-0044(2)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of California Highway Patrol, Willows Area Office, Building Alterations

Action Requested

The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The project will renovate 6,272 gsf of office space and will construct 2,127 sf of new space for auto-bays.

Funding and Project Cost Verification

This project is within cost.

\$1,452,000 total estimated project costs

\$79,000 project costs previously allocated: preliminary plans

\$1,373,000 project costs to be allocated: working drawings \$95,000, construction \$1,278,000 (\$1,007,000 contracts, \$70,000 contingency, \$117,000 A&E, and \$84,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 29, 1999, and the waiting period expired on November 03, 1999, without comment.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 2000
Complete construction:	March 2002

Staff Recommendation: Approve preliminary plans and the release working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 9

DEPARTMENT OF BOATING AND WATERWAYS (3680)
LAKE OROVILLE STATE RECREATIONAL AREA, BUTTE COUNTY
Spillway, Boat Launching Facility

Authority: Chapter 282/97, Item 3680-301-0516(2)
Chapter 324/98, Item 3680-301-0516(1)
Chapter 50/99, Item 3680-490(1) reappropriations

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of Boating and Waterways, Lake Oroville State Recreational Area, Spillway,
Boat Launching Facility

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The project will upgrade the main boat launching facilities at Oroville Dam. Project improvements include: demolition of areas above the launch ramp; reconfiguration of the entrance road, replacement of the existing asphalt concrete parking area, grading, and paving; curbs, storm drainage system, entrance station, storage room, plaza, bleacher seats, walkways, three self-guided boarding floats, seven shade armadas, entrance sign, site furnishings, underground utilities, landscaping and irrigation and installation of security lighting, surveillance system at the parking lot.

Funding and Project Cost Verification

This project is within cost. PWB action on June 11, 1999 approved the augmentation of preliminary plans (\$7,000) and working drawings (\$8,000) and recognized an anticipated deficit for construction (\$347,000).

\$2,589,000 total estimated project cost

\$95,000 project costs previously allocated: preliminary plans

\$2,494,000 project costs to be allocated: working drawings \$140,000; construction \$2,354,000 (\$2,042,000 contract, \$143,000 contingency, \$169,000 A&E) at CCCI 3909

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 23, 1998, and the waiting period expired on April 27, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings:	June 2000
Complete construction:	August 2001

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds.**

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF PARKS AND RECREATION (3790)
BENBOW LAKE STATE RECREATION AREA, HUMBOLDT COUNTY
Dam Repair

Authority: Chapter 324/98, Item 3790-301-0001(7)
Chapter 50/99, Item 3790-301-0001(7)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of Parks and Recreation, Benbow Lake State Recreation Area, Dam Repair

Action Requested

The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. This project will replace eroded concrete and reinforcing steel, and install steel armor plating over the areas of the dam affected by the bed load erosion. The project also includes funds to replace the flash board panels and hoist mechanism.

Funding and Project Cost Verification

This project is within cost.

\$1,294,000 total estimated project cost

\$38,000 project costs previously allocated: preliminary plans \$38,000

\$1,256,000 project costs to be allocated: working drawings \$48,000; construction \$1,208,000 (\$977,000 contracts, \$68,000 contingency, \$80,000 A&E costs, \$83,000 agency retained Group 2 equipment)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 20, 1999, and the waiting period expired on November 24, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings:	March 2000
Complete construction:	October 2000

Other

- The Department of Parks and Recreation, under the authority granted under the Chapter 66, Statutes of 1999, Section 10(a) (1), is completing this project in-house.

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds.**

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF PARKS AND RECREATION (3790)
BODIE STATE HISTORIC PARK, MONO COUNTY
Health and Safety Mitigation

Authority: Chapter 50/99, Item 3790-301-0001(11)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of Parks and Recreation, Bodie State Historic Park, Health and Safety Mitigation

Action Requested

The requested action will provide approval of preliminary plans and allow direct construction work to proceed on the project.

Scope Description

This project is within scope. The project provides for the following work on the recently acquired Galactic Mining holdings on the Bodie bluff: installation of perimeter fencing and gates, installation of safety fencing, installation of signing and emergency stabilization of buildings.

Funding and Project Cost Verification

This project is within cost.

\$428,000 total estimated project cost

\$2,000 project costs previously allocated: preliminary plans

\$426,000 project costs to be allocated: construction \$426,000 (\$366,000 direct construction, \$15,000 A&E costs; \$40,000 agency retained items, and \$5,000 group 2 equipment)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 17, 1999, and the waiting period expired on January 21, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: September 2001

Other

- The Department of Parks and Recreation, under the authority granted under the Chapter 66, Statutes of 1999, Section 10(a) (1), is completing this project in-house.

Staff Recommendation: **Approve preliminary plans. The plans prepared to meet the requirements of Control Section 2.00(c) for preliminary plans are sufficiently detailed to function as the complete construction drawings, given the nature of this project.**

CONSENT ITEMS

CONSENT – ITEM 12

**DEPARTMENT OF PARKS AND RECREATION (3790)
OCOTILLO WELLS STATE VEHICULAR RECREATION AREA
IMPERIAL COUNTY**

Department Parcel Number A21640

Authority: Chapter 324/98, 3790-301-0263(1)

a. Approve resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

Department of Parks and Recreation, Ocotillo Wells State Vehicular Recreation Area

Action Requested

The requested action will provide approval for a resolution authorizing site selection and acquisition.

Scope Description

This project is within scope. This authorization will permit the acquisition of approximately .22 acres. The Legislature authorized acquisition of 14,600 acres of property, including this parcel, as an addition to the Ocotillo Wells State Vehicular Recreation Area. As the properties were under several different owners, acquisition negotiations have been completed at different times for different parcels. To date, the Department of Parks and Recreation (DPR) has acquired approximately 1,148 acres under this authorization. The parcel is unimproved and unoccupied and acquisition is sought in fee simple.

Funding and Project Cost Verification

This project is within cost. The Legislature has approved funding from the Off-Highway Vehicle Trust Fund for the purchase of specific parcels in the Eastern IIB Acquisition Area for addition to Ocotillo Wells State Vehicular Recreation Area. The budget act appropriation (in the cited item) currently has a balance of approximately \$3,071,887. Use of these funds for this acquisition proposal is consistent with the DPR's overall plan for the remaining fund balances.

CEQA

DPR certifies that the requirements of CEQA have been met. A Notice of Exemption was filed with the State Clearinghouse on February 25, 1999 and the waiting period expired on April 2, 1999.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in March of 2000.

Other

- The property was appraised by the Department of General Services (DGS) and the proposed offer is consistent with the fair market value approved by DGS staff.
- No environmental hazard assessment was conducted as there were no indications or history of contamination. The Department is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- Consideration of any implied dedication was reflected in the property valuation.
- The Department indicates that approval of this acquisition would not obligate the State to additional operating costs.

Staff Recommendation: Approve resolution authorizing site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF CORRECTIONS (5240)
SALINAS VALLEY STATE PRISON, MONTEREY COUNTY
Mental Health In-Patient Care Facility

Authority: Chapter 50/99, Item 5240-301-0001(25)

- a. Approve preliminary plans**
- b. Recognize changes to projectwide budget**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of Corrections, Salinas Valley State Prison, Mental Health In-Patient Care Facility

Action Requested

The requested action will provide approval of preliminary plans and recognize changes to projectwide budget.

Scope Description

This project is within scope.

Funding and Project Cost Verification

The project is within cost.

\$13,183,000 total estimated project cost

\$2,449,000 project costs previously recognized: preliminary plans \$683,000;
project administration \$1,184,000; equipment \$190,000; and agency
retained \$392,000

\$10,734,000 project costs previously recognized for design package allocations:
working drawings \$709,000 and construction \$10,025,000
(\$8,890,000 contract, \$445,000 contingency; \$690,000 A&E)

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 6, 2000, and the waiting period expired on February 5, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings: December 2000

Complete construction: April 2002

**Staff Recommendation: Approve preliminary plans and recognize changes to
projectwide budget.**

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF THE YOUTH AUTHORITY (5460)
EL PASO de ROBLES YOUTH CORRECTIONAL FACILITY
SAN LUIS OBISPO COUNTY
Special Education Classrooms

Authority: Chapter 50/99, Item 5460-301-0001(10)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of Youth Authority, El Paso de Robles Youth Correctional Facility,
Special Education Classrooms,

Action Requested

The requested action will provide approval of preliminary plans and release of working drawing funds for this project.

Scope Description

This project is within scope. This project provides a freestanding 6,000 sf special education classroom building including 6 classrooms with adjacent offices and toilet rooms, 2 group rooms with 2 adjacent offices and a toilet room each, and an administrative office area with all necessary support spaces. Included in this project is the removal of the existing modular classroom buildings with foundations and associated utilities.

Funding and Project Cost Verification

This project is within cost.

\$2,112,000 total estimated project cost

\$101,000 project costs previously allocated: preliminary plans

\$2,011,000 project costs to be allocated: working drawings \$118,000; construction \$1,893,000 (\$1,457,000 contract, \$102,000 contingency, \$162,000 A&E costs, \$143,000 other project costs, and \$29,000 agency retained)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 22, 1999, and the waiting period expired October 28, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings:	August 2000
Complete construction:	December 2001

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF YOUTH AUTHORITY (5460)
HEMAN G. STARK YOUTH CORRECTIONAL FACILITY
SAN BERNARDINO COUNTY
Fire Alarm System Education

Authority: *Chapter 50/99, Item 5460-301-0001(18)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of Youth Authority, Heman G. Stark Youth Correctional Facility,
Fire Alarm System Education

Action Requested

The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The project provides for removal of an existing fire alarm system and fire protection and replacement with new fire suppression/fire alarm system/fire sprinklers in education use buildings (148,000 square feet).

Funding and Project Cost Verification

This project is within cost.

\$1,919,000 total estimated project cost

\$97,000 project costs previously allocated: preliminary plans

\$1,822,000 project costs to be allocated: working drawings \$120,000; construction \$1,702,000 (\$1,419,000 contract, \$99,000 contingency, \$80,000 A&E, \$76,000 other project costs, \$28,000 agency retained)

CEQA

The Notice of exemption was filed with the State Clearinghouse on September 24, 1999, and the period for legal challenges expired on October 30, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings:	October 2000
Complete construction:	February 2002

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 16

CALIFORNIA COMMUNITY COLLEGES (6870)
ANTELOPE VALLEY COMMUNITY COLLEGE DISTRICT
ANTELOPE VALLEY COLLEGE, LOS ANGELES COUNTY
Technology Building

Authority: Chapter 50/99, Item 6870-301-0574(3)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

California Community Colleges, Antelope Valley College, Technology Building

Action Requested

The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. This project will construct a 13,899 asf instructional building to house the technology programs, providing 11,860 asf laboratory space, 505 asf classroom space and 1,534 asf administrative and support space.

Funding and Project Cost Verification

This project is within cost.

\$5,464,000 total estimated project costs

\$171,000 project costs previously allocated: preliminary plans

\$5,293,000 project costs to be allocated for working drawings \$184,000, construction \$4,719,000 (\$4,223,000 contracts, \$211,000 contingency, \$68,000 A&E, and \$217,000 construction management and other project costs) at 3847, and \$390,000 equipment at EPI 2485

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 7, 2000, and the waiting period expired on February 11, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings: December 2000

Complete construction: February 2002

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 17

CALIFORNIA COMMUNITY COLLEGES (6870)
SANTA CLARITA COMMUNITY COLLEGE DISTRICT
COLLEGE OF THE CANYONS
Performing Arts Center

Authority: Chapter 50/99, Item 6870-301-0574(73)

a. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

California Community Colleges, College of the Canyons, Performing Arts Center

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The project constructs a new 22,169 asf theater arts center with a 400-seat auditorium and a smaller experimental theater.

The District is requesting a change to the approved project scope that increases the size of the facility by 4,080 asf, from 22,169 to 26,249 asf and expands the seating capacity of the auditorium from 400 to 950 seats. This will be accomplished primarily by increasing the size of the stage, adding additional rows to the theater ground floor and adding a theater balcony. The space includes 26,130 asf of theater arts space and 119 asf of office space.

The District and the City of Santa Clarita have entered into an agreement to share usage of the facility. The District will be the major user of the facility and use by the City will be for musical and theatrical performances and major holiday season productions. The District will receive the main benefit by providing students the opportunity to learn from theater arts professionals about the production of larger scale theater and musical performances thus becoming more exposed to a wide variety of professional productions which would not be possible at a smaller college-only facility. A 20-day scope change letter was sent to the Legislature on January 22, 2000.

Funding and Project Cost Verification

This project is within cost. The total cost of the project has increased, however there are no additional commitments of State funds; therefore, the State project is within cost. Increase in project costs will be funded by the City of Santa Clarita and the District.

\$12,806,000 total estimated project costs

\$221,000 State funds previously allocated: preliminary plans

\$9,764,000 State funds to be allocated: working drawings \$321,000; construction \$8,162,000 (\$7,324,000 contracts, \$366,000 contingency, \$472,000 administration, inspection, and construction management) at BCI 3847, and \$1,281,000 equipment at EI 2485

\$2,821,000 Non-State funds:
City of Santa Clarita \$2,300,000 - preliminary plans \$214,000; working drawings, \$67,000; and construction, \$1,719,000 (\$1,580,000 contract, \$66,000 contingency, \$15,000 testing and inspection, \$58,000 administration and construction management); \$300,000 equipment.

Local discretionary funds:
District \$521,000 - preliminary plans \$47,000; working drawings \$15,000; and construction \$393,000 (\$347,000 contract, \$30,000 contingency; \$3,000 testing and inspection, \$13,000 administration and construction management); \$66,000 equipment

CEQA

The Chancellor's Office indicates that the District is currently pursuing CEQA compliance. Since the project is still in the preliminary plan phase, final compliance is not yet required.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2001
Complete construction: November 2002

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 18

CALIFORNIA COMMUNITY COLLEGES (6870)
GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT
CUYAMACA COLLEGE, SAN DIEGO COUNTY
Remodel Vocational Technology Building N

Authority: Chapter 50/99, Item 6870-301-0574(26)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

California Community Colleges, Cuyamaca College,
Remodel Vocational Technology Building N

Action Requested

The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The project renovates 4,861 asf in the Vocational Technical N Building to a High Tech Math Learning Center. The renovation affects 4,411 asf laboratory and 450 asf office space.

Funding and Project Cost Verification

This project is within cost.

\$1,088,000 total estimated project costs.

\$29,000 project costs previously allocated: preliminary plans

\$1,059,000 project costs to be allocated: working drawings \$39,000; construction \$798,000 (\$679,000 contracts, \$47,000 contingency, \$72,000 administration, testing, inspection) at CCCCI 3847; and equipment \$222,000 at EPI 2485

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 24, 1999, and the waiting period expired November 30, 1999, without comment.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 2000
Complete construction:	March 2001

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds.**

CONSENT ITEMS

CONSENT – ITEM 19

CALIFORNIA COMMUNITY COLLEGES (6870)
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
MOORPARK COLLEGE, VENTURA COUNTY
Math/Science, Secondary Effects

Authority: Chapter 282/97, Item, 6870-301-0658(87)
Chapter 324/98, Item 6870-490 Reappropriate C
Chapter 50/99, Item 6870-490 Reappropriate C
Chapter 324/98, Item 6870-301-0658(8) equipment

A. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

California Community Colleges, Moorpark College, Math/Science, Secondary Effects

Action Requested

The requested action will recognize a scope change to the construction phase of the project.

Scope Description

This project is not within scope. This proposal renovates 11,831 asf in a 26,772 asf instructional building with 2,552 asf for classrooms and 9,279 asf for laboratories. The district seeks to add 14,941 asf to the project and include in the renovation the remaining lecture, laboratories, faculty offices, and meeting rooms in the building. The district seeks to install seismic bracing to suspended ceilings, remove asbestos flooring and insulation, install energy efficient lighting and install communication cabling throughout the building. A 20-day scope change letter was sent to the Legislature on January 25, 2000.

Funding and Project Cost Verification

This project is within cost. The total cost of the project has increased; however, there are no additional commitments of State funds. Therefore, the state project is within cost. The increase in cost will be funded through the use of a federal grant and local discretionary funds.

\$2,890,000	total estimated project costs
\$85,000	State funds previously allocated: preliminary plans \$28,000; working drawings \$57,000
\$1,043,000	State funds to be allocated: construction \$913,000 (\$772,000 contracts, \$54,000 contingency, \$16,000 administration, and \$71,000 inspection) at BCI 3847, and \$130,000 equipment at EI 2485
\$1,713,000	Non-State funds to be recognized: Federal Emergency Management Agency grant \$1,595,000 (\$135,000 preliminary plans, \$176,000 working drawings, \$1,284,000 construction (\$1,220,000 contract, \$51,000 administration, \$13,000 inspection)) and local discretionary funds \$118,000 (construction contract)
\$49,000	estimated savings (State Funds)

CEQA

The Chancellor's Office certifies that this project is in compliance with the CEQA. A Negative Declaration for this project was filed with the State Clearinghouse on May 5, 1997, and the waiting period expired on June 5, 1997 without comment.

Project Schedule

The project schedule is as follows:

Complete construction: December 2000

Staff Recommendation: Recognize a scope change.

ACTION ITEMS

ACTION – ITEM 20

DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)
LANTERMAN DEVELOPMENTAL CENTER, POMONA COUNTY
Security Improvements

Authority: Chapter 324/98, Item 4300-301-0001(1.6)

- a. Recognize scope change**
- b. Approve augmentation**

\$100,000
(19.7%)

HELD-OVER.

ACTION ITEMS

STAFF ANALYSIS – ITEM 20

Department of Developmental Services, Lanterman Developmental Center, Pomona,
Security Improvements

Action Requested

The requested action will recognize a scope change and approve an augmentation to the working drawing funds for this project.

Scope Description

This project is not within scope. The existing scope of this project provides for modifications to the Lanterman Developmental Center to provide for 75 forensic beds and 53 behavioral beds for the Department of Developmental Services' (DDS) clients. DDS now proposes to modify the scope of the project to develop all 128 beds as behavioral beds. This scope change is necessitated to meet the bed needs for DDS's clients. The previously approved scope of the project also included 16 foot high *area perimeter* security fencing, a sallyport, four observation towers and a guard control building, exterior lighting, two 4,000 square foot buildings for day training, personal alarm system, nurses station upgrades, window security screens, building perimeter alarm system, and surveillance system. The new scope of the project eliminates the 16 foot high *area perimeter* security fencing, the sallyport, the four observation towers, the guard control building, and the exterior lighting. It retains the two 4,000 square foot buildings for day training, personal alarm system, nurses' station upgrades, window security screens, building perimeter alarm system, and surveillance system. It adds additional 10 foot high yard fencing.

This scope change will necessitate a change to the existing working drawings at an estimated cost of \$100,000 (19.7 percent of the combined preliminary plans and working drawing phases/2.4 percent of the total amount appropriated for the project). A 20-day scope change

and augmentation letter was sent to the Legislature on January 21, 2000. This letter supercedes the previous JLBC notification letter dated January 6, 2000 without comment.

Funding and Project Cost Verification

This project is not within cost. Chapter 324/98, Item 4300-301-0001 (1.6) provides \$260,000 for working drawings. Based on the new project scope, additional funding is required for working drawings.

\$4,992,000	total funding available
\$3,982,000	total estimated project cost
\$508,000	project costs previously allocated: preliminary plans \$248,000; working drawings \$260,000
\$3,374,000	project costs to be allocated: construction (\$2,719,000 contracts, \$190,000 contingency, \$320,000 A&E, \$145,000 other project costs)
\$100,000	funds necessary to complete the working drawing phase
\$1,010,000	estimated potential construction savings

CEQA

As the project proceeded through the working drawings phase and proceeded to bid, the surrounding communities took issue with the project. There were several lawsuits filed over issues related to CEQA compliance with the end result of DDS withdrawing its project approval pursuant to CEQA. Since the previous CEQA project was withdrawn by DDS, a new CEQA process will be initiated related to the proposed scope change. DDS will fund the cost (\$120,000) of community outreach and public information hearings related to the new project scope from available support funds. These costs are appropriately support costs since the decision to conduct outreach efforts are program based rather than specifically project driven.

Project Schedule

The project schedule is as follows:

Approve working drawings:	TBD
Complete construction:	TBD

Other

- The DDS estimates potential savings of \$1,010,000 in construction costs as a result of the scope change.

Staff Recommendation: **Recognize scope change and approve augmentation of working drawing funds.**

OTHER BUSINESS

No other business.

REPORTABLES

To be presented at meeting.

Date:

Respectfully Submitted,

JAMES E. TILTON
Administrative Secretary